HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Québec Highlights[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

UNCHANGED

4.4%

- Below Province
- Similar to Province
- Above Province

The average rent is*...

$726

UP by 1.5%

- Below Province
- Similar to Province
- Above Province

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
6.1% Vacancy Rate	4.8% Vacancy Rate	4.0% Vacancy Rate	3.9% Vacancy Rate
$563 Avg. Rent	$648 Avg. Rent	$751 Avg. Rent	$881 Avg. Rent

"The data would suggest that in 2016, in Quebec, the increase in net migration absorbed the increase in supply. As a result, the vacancy rate remained stable."

Kevin Hughes
Regional Economist (province of Quebec)

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

[1] Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

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Vacancy rates

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October, 4.4 per cent of the over 836,000 housing units in Quebec were vacant in October 2016. The provincial vacancy rate therefore remained stable in relation to the estimated rate for last year. Of the province's 44 urban centres, about 60 per cent recorded no significant variations in their vacancy rates, nearly 30 per cent posted increases and just over 10 per cent showed decreases.

For the census metropolitan areas (CMAs), only Québec and Sherbrooke recorded significant changes in their vacancy rates, with both increasing. As for the urban agglomerations, the October survey results revealed that the vacancy rate for all centres with 10,000 to 49,999 inhabitants remained stable and the rate for centres with 50,000 to 99,999 inhabitants fell slightly (see table 1.1.1).

Comparing the vacancy rates of the six CMAs showed a clear difference between the Montréal CMA (vacancy rate of 3.9 per cent) and the other areas. The Trois-Rivières, Gatineau and Sherbrooke areas recorded vacancy rates over 6 per cent and, in the Saguenay CMA, the vacancy rate even reached the 7-per-cent mark. The Québec CMA showed another increase, with the rate there going from 4.0 per cent to 4.9 per cent (see table 1.1.1).

As in the past, larger apartments showed a better rental performance, according to the survey results

Availability rate and tenant turnover rate

According to the survey, 5 per cent of units were available province-wide[2]. This year, CMHC introduced a new indicator of rental market conditions: the tenant turnover rate, which is equivalent to the proportion of units that changed tenants during the last 12 months. For the province overall, this rate was estimated at 18.3 per cent, varying from 17.3 per cent in Montréal to 21.7 per cent in Sherbrooke.

The values of these two indicators by geographic sector and by apartment type were congruent with the vacancy rate levels, that is to say that the rental performance was generally better in Montréal and that larger units were easier to rent out.

Rents

The provincial average rent for two-bedroom apartments was $751. Among the CMAs, the corresponding averages reached a high of $808 in Québec and a low of $587 in Trois-Rivières and Saguenay. The estimated change in the average rent, meanwhile, was 1.5 per cent for the province, with the changes varying between 0.9 per cent and 2.1 per cent among the CMAs.

Migrants and retirees appear to have absorbed additional supply

According to the results of the CMHC Starts and Completions Survey, the supply of rental units grew significantly over the last 12 months, particularly in the Québec and Montréal CMAs.

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There was no growth in demand from new young households with recently employed members (in fact, a drop in employment for 15- to 24-year-olds was recorded in the Montréal CMA). Therefore, it is suspected that additional demand was a result of migration. Indeed, the results of Statistics Canada's Labour Force Survey showed significant increases in the number of immigrants, the number of non-permanent residents and net interprovincial migration.

Still on the subject of demographics, it could be that acceleration in the growth of the number of households with maintainers aged 75 and over also boosted rental demand, since that is the age at which people often change tenures.

Rental condominiums

According to the results of the Secondary Rental Market Survey, which includes only the Montréal, Québec and Gatineau areas in the province, increases in the numbers of rental condominiums were recorded in these three areas. That said, the proportions of condominiums offered for rent remained stable in both Montréal (15.7 per cent) and Québec (11.4 per cent). In Gatineau, the proportion, which was already the highest among the three CMAs

[2] The availability rate takes into account not only vacant units but also units for which the tenant has given notice to move and for which a new tenant has not signed a lease. The availability rate therefore gives a broad idea of the supply of units in the short term.

last year, grew to nearly 31 per cent, a sign that resale market conditions remained soft in this segment.

Relative to the other CMAs in Canada, the Montréal and Québec CMAs posted the lowest proportions in the country, while the proportion recorded in the Gatineau area was among the highest.

As for the vacancy rates for rental condominiums, the survey results show that they were either comparable to or lower than those observed for conventional rental units—a clear indication of the appeal of rental condominiums.

In terms of the average rents, only the Montréal CMA showed a statistically significant change (the average rent went from $1,091 last year to $1,158 in October 2016).

Table 1 Vacancy Rates (%)

CMA	Rental Condominiums				Conventional Rental Units			
	oct.15		oct.16		oct.15		oct.16	
Ottawa-Gatineau (Que. part)	4.0	c	5.1	b	5.9	b	6.3	b
Montréal	3.0	b	3.1	c	4.0	a	3.9	a
Québec	4.0	c	4.8	c	4.0	a	4.9	a

Source : CMHC

Unsurprisingly, the average rent for rental condominiums remained significantly higher than the average for conventional rental units. In the Montréal CMA, it was around 46 per cent higher. In the Québec CMA, the average rent for rental condominiums was $1,033—about 28 per cent higher than for conventional rental units. In the Gatineau area, the average rent of $1,008 was around 33 per cent higher than for conventional units.

The rent difference between the rental condominium and conventional rental markets is partly due to the fact that the condominium stock is generally newer and higher-end and offers a more complete range of specific amenities than conventional rental housing.

Census Metropolitan Area
Census Agglomeration
Census Subdivision
Baie-Comeau
Matane
Gaspé
Dolbeau-Mistassini
Alma
Saint-Félicien
Roberval
La Tuque
Rimouski
Campbellton
Campbellton
Rivière-du-Loup
Les Îles-de-la-Madeleine
Amos
Rouyn-Noranda
Val-d'Or
Québec
Montmagny
Sainte-Marie
Saint-Georges
Thetford Mines
Victoriaville
Drummondville
Trois-Rivières
Shawinigan
Sherbrooke
Granby
Cowansville
Saint-Hyacinthe
Sorel-Tracy
Joliette
Rawdon
Saint-Lin--Laurentides
Sainte-Sophie
Sainte-Agathe-des-Monts
Sainte-Adèle
Prévost
Lachute
Hawkesbury
Mont-Laurier
Gatineau
Montréal
Mareville
Saint-Jean-sur-Richelieu
Salaberry-de-Valleyfield
N
0
60
120
km
0
200
400
km

TABLES INCLUDED IN THE QUEBEC PROVINCIAL HIGHLIGHT REPORT

Quebec CMAs	Page
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	7
Average Rents ($)	12
Number of Units	17
Availability Rates (%)	22
Estimate of Percentage Change (%) of Average Rent	27
Turnover Rates (%)	32
Quebec - Abitibi-Témiscaming	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	7
Average Rents ($)	12
Number of Units	17
Availability Rates (%)	22
Estimate of Percentage Change (%) of Average Rent	27
Turnover Rates (%)	32
Quebec - Centre du Québec et Estrie	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	8
Average Rents ($)	13
Number of Units	18
Availability Rates (%)	23
Estimate of Percentage Change (%) of Average Rent	28
Turnover Rates (%)	33
Quebec - Chaudières-Appalaches	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	8
Average Rents ($)	13
Number of Units	18
Availability Rates (%)	23
Estimate of Percentage Change (%) of Average Rent	28
Turnover Rates (%)	33
Quebec - Côte-Nord	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	9
Average Rents ($)	14
Number of Units	19
Availability Rates (%)	24
Estimate of Percentage Change (%) of Average Rent	29
Turnover Rates (%)	34
Quebec - Gaspésie-Bas-St-Laurent	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	9
Average Rents ($)	14
Number of Units	19
Availability Rates (%)	24
Estimate of Percentage Change (%) of Average Rent	29
Turnover Rates (%)	34

TABLES INCLUDED IN THE QUEBEC PROVINCIAL HIGHLIGHT REPORT (CONT'D)

Quebec - Lac-St-Jean

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 10
Average Rents ($) 15
Number of Units 20
Availability Rates (%) 25
Estimate of Percentage Change (%) of Average Rent 30
Turnover Rates (%) 35

Quebec - Lanaudière et Laurentides

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 10
Average Rents ($) 15
Number of Units 20
Availability Rates (%) 25
Estimate of Percentage Change (%) of Average Rent 30
Turnover Rates (%) 35

Quebec – Montérégie

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 11
Average Rents ($) 16
Number of Units 21
Availability Rates (%) 26
Estimate of Percentage Change (%) of Average Rent 31
Turnover Rates (%) 36

Quebec - Mauricie

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 11
Average Rents ($) 16
Number of Units 21
Availability Rates (%) 26
Estimate of Percentage Change (%) of Average Rent 31
Turnover Rates (%) 36

Rental Condominium Data 37
Secondary Rented Unit Data 39

1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Ottawa-Gatineau CMA (Qué. part)	5.1 d	1.7 c	5.7 c	5.9 c	6.7 b	6.5 b	3.2 d	**	5.9 b	6.3 b
Montréal CMA	6.1 b	6.0 b	4.5 a	4.4 b	3.5 b	3.4 b	3.0 c	3.3 c	4.0 a	3.9 a
Québec CMA	2.9 b	4.4 c	3.9 c	5.0 c	4.2 a	5.2 b	4.0 c	4.1 c	4.0 a	4.9 a
Saguenay CMA	**	**	9.2 c	8.2 c	5.8 c	6.4 c	7.0 c	6.8 c	7.1 b	7.0 b
Sherbrooke CMA	6.3 c	7.9 c	4.9 b	6.4 b	6.0 a	6.3 a	5.9 b	6.3 b	5.8 a	6.4 a
Trois-Rivières CMA	10.0 c	12.4 d	7.3 b	6.7 b	4.7 b	5.1 b	6.5 b	7.0 c	6.0 a	6.2 a
Québec CMAs	**6.0 b**	**5.9 b**	**4.6 a**	**4.7 a**	**3.9 a**	**4.0 a**	**3.6 b**	**3.9 b**	**4.2 a**	**4.3 a**
Québec CA 50,000-99,999	**5.9 c**	**6.5 c**	**5.0 b**	**5.6 b**	**4.2 b**	**3.6 b**	**4.8 b**	**3.2 c**	**4.6 a**	**4.1 b**
Québec CA 10,000-49,999	**9.5 c**	**10.4 c**	**6.0 a**	**6.2 a**	**4.1 a**	**4.3 a**	**4.2 a**	**4.3 a**	**4.8 a**	**5.0 a**
Québec 10,000+	**6.1 a**	**6.1 b**	**4.7 a**	**4.8 a**	**3.9 a**	**4.0 a**	**3.7 b**	**3.9 b**	**4.3 a**	**4.4 a**

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Amos CA	0.0 a	0.0 a	0.0 c	**	2.8 c	1.8 c	2.1 c	5.5 c	1.9 b	2.6 b
Rouyn-Noranda CA	7.6 c	6.6 c	3.7 b	4.1 c	2.0 a	2.6 c	1.9 b	1.5 a	3.0 a	3.1 b
Val D'Or CA	4.8 d	8.2 c	2.0 b	4.1 c	1.7 a	2.1 b	0.7 a	2.0 b	1.8 a	3.1 b

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Drummondville CA	2.2 b	4.4 d	4.4 c	5.0 d	2.9 b	1.7 c	4.4 c	2.3 c	3.6 b	2.8 b
Zone 1-Drummondville	2.0 b	4.4 d	4.5 c	5.0 d	2.7 b	1.7 c	4.5 c	2.4 c	3.6 b	2.8 b
Zone 2-Peripheral Sectors	**	**	**	**	**	**	**	1.0 d	5.8 d	1.0 d
Victoriaville CA	7.5 c	**	6.1 b	3.7 c	4.3 c	4.1 c	5.7 c	2.8 c	5.2 b	4.0 b

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Chaudière-Appalaches										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montmagny V	10.0 c	10.1 c	0.0 b	4.8 c	3.0 c	4.6 c	3.9 c	5.6 d	2.8 c	5.0 b
St. Georges CA	1.9 c	1.8 c	6.3 c	4.3 c	1.4 c	2.1 c	5.5 d	5.4 d	2.7 c	2.8 c
Sainte-Marie V	**	**	1.9 c	4.0 d	3.2 b	0.6 c	3.6 c	1.3 c	3.4 d	1.5 c
Thetford Mines CA	16.8 b	24.7 a	9.7 b	12.4 a	7.2 c	9.0 c	5.5 c	10.2 c	8.2 b	11.0 c

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Baie-Comeau CA	**	**	6.4 b	8.6 b	7.1 b	9.2 b	5.3 b	8.3 c	6.6 a	8.8 b
Zone 1 - Mingan Sector	**	10.1 d	5.7 b	8.6 b	6.8 b	**	3.5 c	5.0 c	5.9 b	7.6 b
Zone 2 - Marquette Sector	6.8 a	**	7.2 c	**	7.4 b	10.7 c	7.3 b	**	7.3 b	10.2 c
Sept Îles CA	**	26.4 d	6.2 c	8.2 b	2.2 c	6.0 b	3.4 d	5.2 c	5.3 c	8.2 b

1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Gaspé V	9.5 b	12.6 c	6.2 a	7.7 a	2.7 a	4.7 c	0.8 a	3.7 b	3.8 a	5.7 a
Les Îles-de-la-Madeleine MÉ	**	**	7.3 b	5.6 c	2.3 b	3.4 d	8.2 a	0.0 a	4.6 b	4.1 d
Matane CA	5.4 c	**	6.8 b	9.6 b	4.4 b	5.5 b	7.5 b	4.3 c	5.7 a	6.8 a
Rimouski CA	4.8 d	**	3.3 d	5.0 d	4.2 c	4.7 c	**	**	4.2 c	4.9 c
Rivière-du-Loup CA	9.1 c	**	8.1 b	6.9 c	5.3 b	4.6 b	4.6 c	9.6 b	6.0 a	6.0 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Alma CA	6.5 c	**	10.1 c	9.3 b	6.8 a	5.0 b	6.9 b	2.6 c	7.3 a	5.3 b
Zone 1 - Alma South	5.9 d	**	11.5 c	8.9 c	6.7 a	4.6 b	6.2 b	1.8 c	7.3 a	4.8 b
Zone 2 - Alma North	**	**	8.2 b	9.7 b	6.9 a	5.4 b	7.7 b	3.7 d	7.3 a	6.0 b
Dolbeau-Mistassini CA	18.4 a	**	0.9 b	9.3 a	3.4 b	6.7 a	2.4 c	4.6 b	3.1 b	7.5 a
Zone 1 - Dolbeau	25.1 a	49.7 a	1.2 a	9.3 b	4.7 b	6.2 a	0.0 b	6.8 b	3.7 b	7.8 a
Zone 2 - Mistassini	**	**	0.0 c	9.4 a	0.9 c	7.7 b	7.3 a	0.0 c	1.7 a	6.7 b
Roberval V	**	**	8.7 b	9.1 b	3.4 b	4.0 b	5.2 d	2.8 c	5.2 b	5.1 b
Saint-Félicien V	9.9 a	10.2 a	2.3 c	2.4 c	3.6 b	7.1 b	3.2 d	2.9 c	3.6 b	5.7 b

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Joliette CA	**	5.6 d	5.6 c	5.2 c	3.4 d	4.1 c	4.3 d	**	4.1 c	4.7 b
Joliette	**	5.7 d	7.3 c	6.5 b	5.6 d	4.4 c	5.2 d	**	6.0 c	5.7 b
St-Charles-Borromée/N.-D.-des-Pr	**	**	2.7 c	2.8 c	1.3 d	3.8 d	**	**	1.8 c	3.4 c
Lachute CA	16.2 a	10.8 d	5.6 b	5.7 c	5.0 b	3.8 c	7.1 a	9.8 c	5.8 a	5.3 b
Mont-Laurier V	**	14.1 d	4.8 c	4.3 c	1.1 a	3.8 c	4.2 c	1.0 d	3.6 b	4.4 b
Prévost V	**	**	0.0 d	**	5.2 d	**	**	0.0 c	4.6 d	**
Rawdon MÉ	**	**	**	3.9 d	**	2.6 c	**	**	4.0 d	3.8 d
Saint-Agathe-des-Monts V	**	**	8.6 c	7.3 d	6.0 c	4.8 d	4.9 d	5.7 d	6.7 b	6.3 c
Saint-Lin--Laurentides V	0.0 a	**	1.4 d	**	4.3 b	2.7 c	3.7 d	**	3.9 b	3.3 c
Sainte-Adèle V	**	**	7.7 b	8.6 c	7.1 b	4.1 b	8.1 a	5.3 c	7.6 b	6.2 b
Sainte-Sophie MÉ	**	**	**	**	3.7 d	2.3 c	**	**	2.7 c	4.5 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Cowansville CA	**	**	5.9 c	5.7 c	3.8 b	6.9 b	5.3 c	6.9 b	5.0 b	6.9 b
Granby CA	**	**	3.0 d	**	3.1 d	2.3 b	5.2 d	4.0 d	3.5 c	3.1 c
Marieville V	**	5.7 d	3.7 c	4.1 d	3.1 d	3.8 c	2.0 c	3.5 d	3.6 c	4.0 b
Saint-Hyacinthe CA	**	**	5.0 c	5.4 c	2.6 c	3.4 c	3.2 d	**	3.7 c	3.7 c
Saint-Jean-sur-Richelieu CA	1.9	**	3.6 d	4.3 d	4.5 c	2.5 c	3.1 d	2.5 c	3.9 b	2.8 b
Zone 1 - Saint-Jean	2.0 c	**	3.8 d	4.4 d	5.6 c	2.2 c	4.3 d	2.9 c	4.7 b	2.9 c
Zone 2 - Iberville	0.0 a	**	**	0.0 d	2.1 c	**	**	**	2.0 c	2.2 c
Zone 3 - Saint-Luc	**	**	**	**	**	**	0.0 c	0.6 b	0.5 b	**
Salaberry-de-Valleyfield CA	**	**	**	5.4 d	5.0 c	2.4 c	**	**	5.5 c	3.1 d
Sorel-Tracy CA	9.4 b	10.8 c	9.7 a	8.9 b	6.3 b	7.1 b	3.4 c	4.3 c	6.6 a	7.2 a
Zone 1 - Sorel	9.5 c	**	11.5 a	8.9 c	7.3 b	6.1 b	2.3 b	1.3 d	7.7 a	6.3 b
Zone 2 - Peripheral Sectors	9.4 c	11.6 c	7.9 c	8.8 c	4.9 b	8.7 b	3.8 c	5.2 c	5.5 b	8.2 b

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
La Tuque City	0.0 a	**	11.3 c	**	7.8 c	6.0 c	6.9 c	**	8.5 a	5.7 d
Shawinigan CA	**	**	**	14.8 c	9.3 c	9.3 b	**	7.9 c	10.7 c	10.1 c
Zone 1-Downtown	**	**	**	**	**	12.8 d	**	**	**	13.9 d
Zone 2-Northeastern Sector	**	**	**	**	**	11.7 d	**	**	12.4 d	11.9 d
Zone 3-Shawinigan-Sud	**	0.0 d	**	**	**	**	**	3.7 d	**	4.9 c
Zone 4-Grand-Mère/Saint-Georges	**	**	**	**	5.9 d	5.6 d	**	**	8.8 c	9.1 c

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Ottawa-Gatineau CMA (Qué. part)	574 a	577 a	656 a	653 a	751 a	762 a	850 a	859 a	734 a	740 a
Montréal CMA	573 a	586 a	668 a	679 a	760 a	791 a	952 a	956 a	744 a	760 a
Québec CMA	546 a	555 a	666 a	684 a	788 a	808 a	930 a	955 a	760 a	781 a
Saguenay CMA	374 b	386 b	469 a	469 a	598 a	587 a	641 a	645 a	566 a	560 a
Sherbrooke CMA	413 a	436 a	486 a	502 a	608 a	622 a	735 a	764 a	592 a	612 a
Trois-Rivières CMA	378 a	394 a	459 a	469 a	581 a	587 a	620 a	631 a	552 a	561 a
Québec CMAs	**560 a**	**575 a**	**653 a**	**664 a**	**748 a**	**773 a**	**912 a**	**921 a**	**729 a**	**746 a**
Québec CA 50,000-99,999	**421 A**	**427 A**	**503 A**	**517 A**	**603 A**	**624 A**	**665 A**	**677 A**	**586 A**	**604 A**
Québec CA 10,000-49,999	**398 A**	**403 A**	**467 A**	**473 A**	**577 A**	**591 A**	**634 A**	**645 A**	**552 A**	**564 A**
Québec 10,000+	**549 A**	**563 A**	**638 A**	**648 A**	**728 A**	**751 A**	**875 A**	**881 A**	**712 A**	**726 A**

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Amos CA	420 a	405 a	458 a	459 a	584 a	597 a	667 a	663 a	570 a	581 a
Rouyn-Noranda CA	408 a	418 a	470 a	486 a	603 a	617 a	677 a	688 a	559 a	580 a
Val D'Or CA	411 a	427 a	485 a	498 a	603 a	621 a	647 a	685 a	572 a	593 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Drummondville CA	385 a	382 a	492 a	497 a	575 a	580 a	659 a	659 a	569 a	575 a
Zone 1-Drummondville	385 a	382 a	492 a	497 a	578 a	582 a	646 a	650 a	565 a	572 a
Zone 2-Peripheral Sectors	**	**	**	**	457 b	431 b	814 a	755 a	687 a	665 b
Victoriaville CA	351 a	342 a	420 a	418 a	529 a	525 a	598 a	613 a	512 a	510 a

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Québec – Chaudière-Appalaches										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Montmagny V	373 a	383 a	450 a	457 a	531 a	560 a	570 a	586 a	506 a	529 a
St. Georges CA	333 a	346 a	406 a	415 a	506 a	515 a	517 a	541 a	481 a	491 a
Sainte-Marie V	330 a	342 a	422 a	439 a	569 a	569 a	628 a	619 a	547 a	548 a
Thetford Mines CA	386 a	386 a	379 a	383 a	468 a	488 a	494 a	506 a	443 a	456 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Baie-Comeau CA	422	409	498	504	608	608	658	670	570	574
Zone 1 - Mingan Sector	425	413	519	526	634	643	681	686	586	594
Zone 2 - Marquette Sector	411	394	472	475	580	577	637	646	551	550
Sept Îles CA	482	481	574	565	684	680	737	741	647	642

1.1.2_6 Private Apartment Average Rents ($) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Gaspé V	397	404	469	476	580	609	605	619	541	562
Les Îles-de-la-Madeleine MÉ	**	**	542	545	613	605	765	772	587	587
Matane CA	394	394	463	465	554	558	587	588	514	519
Rimouski CA	447	444	526	539	670	667	711	712	607	613
Rivière-du-Loup CA	359	355	439	452	588	600	619	628	550	566

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Alma CA	362 a	382 a	396 a	407 a	500 a	511 a	541 a	541 a	491 a	498 a
Zone 1 - Alma South	346 a	367 a	396 a	420 a	528 a	543 a	561 a	560 a	511 a	526 a
Zone 2 - Alma North	**	**	397 a	392 a	467 a	471 a	517 a	513 a	465 a	463 a
Dolbeau-Mistassini CA	278 a	321 a	363 a	367 a	451 a	452 a	490 a	510 a	436 a	441 a
Zone 1 - Dolbeau	271 a	324 a	375 a	374 a	474 a	474 a	520 b	546 a	454 a	460 a
Zone 2 - Mistassini	**	**	334 a	348 a	402 a	407 a	439 a	436 a	395 a	400 a
Roberval V	**	**	377 a	394 a	480 a	487 a	543 a	562 a	463 a	476 a
Saint-Félicien V	354 b	368 a	404 a	409 a	509 a	516 a	532 a	559 a	486 a	494 a

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Joliette CA	455 b	451 b	530 a	508 a	625 a	644 a	681 a	692 a	610 a	617 a
Joliette	452 b	458 b	493 a	499 a	609 a	613 a	695 a	718 a	590 a	596 a
St-Charles-Borromée/N.-D.-des-Pr	**	409 a	592 b	526 a	640 a	671 a	660 b	648 b	634 a	642 a
Lachute CA	416 a	453 a	480 a	483 a	589 a	596 a	637 a	653 a	558 a	569 a
Mont-Laurier V	371 a	375 a	430 a	438 a	529 a	541 a	579 a	587 a	490 a	501 a
Prévost V	**	**	560 a	532 a	769 b	775 b	903 b	912 b	766 b	764 b
Rawdon MÉ	466 a	438 a	444 a	449 a	598 b	590 a	645 b	648 a	566 a	559 a
Saint-Agathe-des-Monts V	412 b	426 a	500 a	496 a	663 a	652 a	710 a	700 a	611 a	600 a
Saint-Lin--Laurentides V	**	**	504 a	500 a	712 a	714 a	747 a	759 a	693 a	697 a
Sainte-Adèle V	431 b	410 a	527 a	564 a	635 a	665 a	733 a	695 a	607 a	628 a
Sainte-Sophie MÉ	**	438 a	519 c	560 b	680 b	692 a	784 c	831 b	658 b	675 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Cowansville CA	357 a	379 a	455 a	457 a	587 a	586 a	624 a	640 a	563 a	568 a
Granby CA	412 b	426 b	539 a	549 a	629 a	642 a	737 b	761 a	617 a	630 a
Marieville V	454 b	494 b	507 a	525 a	650 a	647 a	668 a	681 b	611 a	614 a
Saint-Hyacinthe CA	457 a	440 a	512 a	528 a	617 a	640 a	704 a	717 a	601 a	620 a
Saint-Jean-sur-Richelieu CA	443 a	483 b	521 a	539 a	643 a	673 a	691 a	697 a	630 a	651 a
Zone 1 - Saint-Jean	439 a	484 b	523 a	545 a	635 a	661 a	673 a	672 a	614 a	633 a
Zone 2 - Iberville	**	**	468 a	460 a	618 a	674 a	697 a	731 b	622 a	661 a
Zone 3 - Saint-Luc	**	**	**	560 d	707 a	728 b	746 a	768 a	724 a	740 a
Salaberry-de-Valleyfield CA	412 a	411 a	494 a	504 b	622 a	660 a	678 a	652 a	591 a	612 a
Sorel-Tracy CA	374 a	384 a	444 a	446 a	533 a	554 a	611 a	624 a	521 a	537 a
Zone 1 - Sorel	348 a	351 a	430 a	426 a	527 a	554 a	615 a	607 b	512 a	533 a
Zone 2 - Peripheral Sectors	384 a	398 a	459 a	463 a	541 a	554 a	610 a	629 a	530 a	541 a

1.1.2_10 Private Apartment Average Rents ($) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
La Tuque City	322 a	333 b	370 a	380 a	423 a	436 a	513 a	497 a	423 a	430 a
Shawinigan CA	319 b	344 b	376 a	381 a	465 a	476 a	502 a	509 a	456 a	464 a
Zone 1-Downtown	323 b	330 b	377 b	377 b	414 b	428 a	446 b	455 a	414 a	426 a
Zone 2-Northeastern Sector	**	346 c	384 b	382 a	405 a	404 a	490 a	487 a	419 a	418 a
Zone 3-Shawinigan-Sud	**	**	382 b	387 a	564 c	574 b	584 d	599 d	531 b	540 b
Zone 4-Grand-Mère/Saint-Georges	**	**	358 b	374 b	514 b	537 a	507 a	522 b	479 b	498 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Qué. part)	874	876	5,159	5,323	11,503	12,100	2,843	2,866	20,379	21,165
Montréal CMA	45,901	45,908	142,174	143,517	298,199	306,796	64,103	64,529	550,377	560,750
Québec CMA	4,817	5,019	21,849	22,332	44,848	46,104	10,934	11,224	82,448	84,679
Saguenay CMA	348	380	2,772	2,920	9,845	10,151	1,936	2,052	14,901	15,503
Sherbrooke CMA	2,271	2,311	7,519	7,622	17,614	18,261	6,376	6,457	33,780	34,651
Trois-Rivières CMA	664	654	4,654	4,687	8,708	8,883	4,027	4,063	18,053	18,287
Québec CMAs	**54,875**	**55,148**	**184,127**	**186,401**	**390,717**	**402,295**	**90,219**	**91,191**	**719,938**	**735,035**
Québec CA 50,000-99,999	**2,278**	**2,247**	**9,448**	**9,799**	**21,564**	**28,541**	**8,752**	**9,041**	**42,042**	**49,628**
Québec CA 10,000-49,999	**2,437**	**2,445**	**10,922**	**11,110**	**25,994**	**29,968**	**7,922**	**7,991**	**47,275**	**51,514**
Québec 10,000+	**59,590**	**59,840**	**204,497**	**207,310**	**438,275**	**460,804**	**106,893**	**108,223**	**809,255**	**836,177**

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Amos CA	34	35	226	236	494	520	235	237	989	1,028
Rouyn-Noranda CA	312	293	731	718	1,442	1,484	424	404	2,909	2,899
Val D'Or CA	228	233	548	575	987	1,088	630	620	2,393	2,516

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Drummondville CA	583	536	2,034	2,033	3,851	4,148	2,308	2,367	8,776	9,084
Zone 1-Drummondville	579	532	2,003	2,002	3,639	3,940	2,247	2,288	8,468	8,762
Zone 2-Peripheral Sectors	4	4	31	31	212	208	61	79	308	322
Victoriaville CA	281	279	823	830	2,073	2,160	1,089	1,114	4,266	4,383

1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montmagny V	30	31	132	134	410	429	58	59	630	653
St. Georges CA	56	56	474	494	1,437	1,487	201	196	2,168	2,233
Sainte-Marie V	47	51	184	190	672	661	151	153	1,054	1,055
Thetford Mines CA	67	66	344	349	596	619	204	210	1,211	1,244

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Côte-Nord										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Baie-Comeau CA	66	71	469	456	617	626	248	233	1,400	1,386
Zone 1 - Mingan Sector	51	55	257	249	313	321	129	130	750	755
Zone 2 - Marquette Sector	15	16	212	207	304	305	119	103	650	631
Sept Îles CA	213	213	701	717	1,043	1,053	466	470	2,423	2,453

1.1.3_6 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Gaspésie-Bas-St-Laurent										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Gaspé V	32	26	198	240	275	410	118	136	623	812
Les Îles-de-la-Madeleine MÉ	2	2	115	116	142	231	12	12	271	361
Matane CA	142	142	476	479	625	620	192	191	1,435	1,432
Rimouski CA	581	581	1,453	1,508	2,365	4,148	693	774	5,092	7,011
Rivière-du-Loup CA	156	158	527	538	1,705	1,761	360	354	2,748	2,811

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3_7 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Alma CA	34	35	275	283	1,195	1,237	365	360	1,869	1,915
Zone 1 - Alma South	20	21	162	166	654	684	192	188	1,028	1,059
Zone 2 - Alma North	14	14	113	117	541	553	173	172	841	856
Dolbeau-Mistassini CA	11	11	117	121	371	371	89	89	588	592
Zone 1 - Dolbeau	8	8	85	87	248	249	61	61	402	405
Zone 2 - Mistassini	3	3	32	34	123	122	28	28	186	187
Roberval V	8	6	112	111	313	318	77	85	510	520
Saint-Félicien V	21	20	110	103	319	322	65	68	515	513

1.1.3_8 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Joliette CA	200	203	1,037	1,057	3,142	3,238	885	884	5,264	5,382
Joliette	176	178	733	744	1,437	1,463	538	535	2,884	2,920
St-Charles-Borromée/N.-D.-des-Pr	24	25	304	313	1,705	1,775	347	349	2,380	2,462
Lachute CA	37	43	258	245	558	596	125	131	978	1,015
Mont-Laurier V	93	94	378	381	497	524	136	136	1,104	1,135
Prévost V	4	4	49	53	104	124	54	57	211	238
Rawdon MÉ	12	11	87	87	301	304	57	54	457	456
Saint-Agathe-des-Monts V	47	48	215	213	478	481	105	102	845	844
Saint-Lin--Laurentides V	6	5	88	76	633	755	98	101	825	937
Sainte-Adèle V	37	35	201	196	372	373	92	97	702	701
Sainte-Sophie MÉ	4	10	20	13	117	106	12	12	153	141

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3_9 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Cowansville CA	51	53	404	397	931	954	412	435	1,798	1,839
Granby CA	349	346	1,969	1,974	4,673	4,775	947	987	7,938	8,082
Marieville V	43	39	161	158	443	445	99	102	746	744
Saint-Hyacinthe CA	394	389	1,660	1,723	3,473	3,574	1,394	1,404	6,921	7,090
Saint-Jean-sur-Richelieu CA	291	312	1,421	1,605	4,401	8,977	2,049	2,141	8,162	13,035
Zone 1 - Saint-Jean	281	302	1,325	1,494	3,236	6,468	1,370	1,388	6,212	9,652
Zone 2 - Iberville	7	7	78	89	568	1,294	176	193	829	1,583
Zone 3 - Saint-Luc	3	3	18	22	597	1,215	503	560	1,121	1,800
Salaberry-de-Valleyfield CA	70	69	663	683	1,328	4,133	348	362	2,409	5,247
Sorel-Tracy CA	78	81	586	627	2,009	2,117	369	383	3,042	3,208
Zone 1 - Sorel	23	25	264	294	1,194	1,265	94	99	1,575	1,683
Zone 2 - Peripheral Sectors	55	56	322	333	815	852	275	284	1,467	1,525

1.1.3_10 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
La Tuque City	15	17	213	210	339	335	144	142	711	704
Shawinigan CA	80	83	911	956	2,801	2,919	1,361	1,368	5,153	5,326
Zone 1-Downtown	33	28	193	199	384	393	339	334	949	954
Zone 2-Northeastern Sector	22	28	293	326	1,154	1,212	500	503	1,969	2,069
Zone 3-Shawinigan-Sud	12	14	230	234	613	632	305	312	1,160	1,192
Zone 4-Grand-Mère/Saint-Georges	13	13	195	197	650	682	217	219	1,075	1,111

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Ottawa-Gatineau CMA (Qué. part)	**	2.4 c	7.4 c	6.6 b	8.0 b	7.2 b	4.2 d	**	7.3 b	7.0 b
Montréal CMA	6.8 b	7.0 b	5.0 a	5.2 a	3.8 b	4.0 a	3.2 b	3.9 c	4.4 a	4.6 a
Québec CMA	4.3 b	5.8 b	4.7 a	5.5 a	4.7 a	5.6 a	4.5 b	4.9 b	4.6 a	5.5 a
Saguenay CMA	**	**	9.2 c	8.6 c	5.9 c	7.0 c	7.2 c	6.9 c	7.2 b	7.5 b
Sherbrooke CMA	6.4 c	8.3 b	5.0 b	6.5 b	6.1 a	6.5 a	6.3 b	6.3 b	5.9 a	6.6 a
Trois-Rivières CMA	11.6 d	12.4 d	7.5 b	6.7 b	4.8 b	5.3 b	6.6 b	7.2 c	6.2 a	6.3 a
Québec CMAs	**6.7 a**	**7.0 b**	**5.2 a**	**5.4 a**	**4.3 a**	**4.5 a**	**3.8 b**	**4.5 b**	**4.6 a**	**5.0 a**
Québec CA 50,000-99,999	**6.2 c**	**6.9 c**	**5.3 b**	**6.1 b**	**4.5 b**	**4.1 b**	**5.5 b**	**3.6 b**	**5.0 a**	**4.6 a**
Québec CA 10,000-49,999	**9.9 d**	**11.1 d**	**6.4 a**	**6.8 a**	**4.3 a**	**4.8 a**	**4.5 a**	**4.8 a**	**5.1 a**	**5.6 a**
Québec 10,000+	**6.8 c**	**7.1 c**	**5.2 a**	**5.5 a**	**4.3 a**	**4.5 a**	**4.0 a**	**4.4 b**	**4.7 a**	**5.0 a**

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Amos CA	**	0.0 d	1.1 d	**	3.6 c	2.5 b	2.1 c	5.5 c	2.7 b	3.0 a
Rouyn-Noranda CA	8.4 b	8.5 b	4.1 b	4.6 c	2.1 a	2.6 a	1.9 a	1.5 a	3.2 b	3.5 b
Val D'Or CA	5.4 d	9.3 c	2.5 b	4.1 c	2.0 a	2.6 a	0.9 a	2.2 b	2.1 a	3.4 b

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Drummondville CA	2.2 b	4.6 d	4.9 c	**	3.7 c	3.5 d	4.5 c	2.9 c	4.1 b	4.3 c
Zone 1-Drummondville	2.0 b	4.7 d	4.9 c	**	3.4 d	3.6 d	4.6 c	3.0 d	4.0 b	4.4 c
Zone 2-Peripheral Sectors	**	**	**	**	**	**	**	1.0 d	5.8 c	1.0 d
Victoriaville CA	7.5 c	**	6.2 b	4.4 c	4.4 a	5.3 a	6.0 c	4.5 d	5.4 b	5.1 b

1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type Québec – Chaudière-Appalaches										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montmagny V	10.0 a	10.1 c	0.0 b	5.5 b	3.0 c	4.6 c	3.9 d	5.6 d	2.8 a	5.2 b
St. Georges CA	1.9 c	1.8 c	6.3 c	5.1 c	1.4 a	2.4 a	**	5.4 d	2.8 a	3.1 b
Sainte-Marie V	**	**	1.9 c	4.0 d	3.2 b	0.8 a	3.6 c	1.3 a	3.4 b	1.6 a
Thetford Mines CA	16.8 a	24.7 a	9.7 a	13.0 a	7.9 a	10.0 a	5.5 b	11.6 a	8.5 a	11.9 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Québec – Côte-Nord										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Baie-Comeau CA	**	**	7.5 b	9.2 b	7.7 b	10.7 c	5.7 b	8.3 c	7.3 a	9.6 b
Zone 1 - Mingan Sector	**	10.1 d	6.6 b	9.6 b	7.4 b	**	4.3 c	5.0 c	6.7 b	8.3 b
Zone 2 - Marquette Sector	6.8 a	**	8.7 c	**	7.9 b	12.6 d	7.3 b	**	8.0 b	11.1 c
Sept Îles CA	**	26.4 d	6.2 c	8.4 b	2.2 c	6.1 b	3.4 d	6.5 c	5.3 c	8.6 b

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Gaspé V	9.5 b	12.6 c	6.8 a	7.7 a	2.7 a	4.7 c	0.8 a	4.6 b	4.0 a	5.9 a
Les Îles-de-la-Madeleine MÉ	**	**	7.3 b	5.6 c	2.3 b	3.4 d	8.2 a	0.0 a	4.6 b	4.6 d
Matane CA	5.4 c	**	6.8 b	9.9 b	4.6 b	5.5 b	7.5 b	4.9 b	5.8 a	7.0 a
Rimouski CA	4.8 d	**	4.3 d	5.0 d	4.9 c	4.7 c	**	**	5.6 c	5.0 c
Rivière-du-Loup CA	9.1 c	**	8.6 b	7.6 c	5.9 b	5.2 a	4.9 c	9.6 b	6.5 a	6.5 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Alma CA	6.5 c	**	10.1 c	9.7 b	7.0 a	6.1 b	7.5 b	3.0 c	7.5 a	6.2 b
Zone 1 - Alma South	5.9 d	**	11.5 c	9.7 c	6.7 a	5.8 b	6.2 b	1.8 c	7.3 a	5.7 b
Zone 2 - Alma North	**	**	8.2 b	9.7 b	7.3 a	6.5 b	8.9 b	4.6 d	7.8 a	6.8 b
Dolbeau-Mistassini CA	18.4 a	**	0.9 a	9.3 a	3.4 b	7.0 a	2.4 c	5.8 b	3.1 b	8.0 a
Zone 1 - Dolbeau	25.1 a	62.6 a	1.2 a	9.3 b	4.7 b	6.6 a	0.0 b	8.5 b	3.7 b	8.6 a
Zone 2 - Mistassini	**	**	0.0 c	9.4 a	0.9 a	7.7 a	7.3 a	0.0 a	1.7 a	6.7 b
Roberval V	**	**	8.7 b	9.1 b	3.4 b	4.0 b	5.2 d	2.8 c	5.2 b	5.1 b
Saint-Félicien V	9.9	10.2	2.3 c	2.4 c	3.9 b	7.1 b	3.2 d	2.9 c	3.8 b	5.7 b

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Joliette CA	**	5.6 d	6.3 c	5.2 b	3.6 c	4.1 c	4.5 d	**	4.4 b	4.7 b
Joliette	**	5.7 d	8.4 c	6.5 b	6.0 c	4.4 c	5.6 d	**	6.6 b	5.7 b
St-Charles-Borromée/N.-D.-des-Pr	**	**	2.7 c	2.8 c	1.3 d	3.8 d	**	**	1.8 c	3.4 c
Lachute CA	16.2 a	12.8 c	6.3 a	5.7 c	5.0 b	4.2 c	8.0 c	9.8 d	6.2 a	5.7 b
Mont-Laurier V	**	**	5.4 b	5.0 c	1.8 b	4.0 c	5.1 c	1.0 d	4.3 b	4.8 b
Prévost V	**	**	0.0 d	**	5.2 d	**	**	0.0 c	4.6 d	**
Rawdon MÉ	**	**	**	3.9 d	**	2.6 c	**	**	4.0 d	3.8 d
Saint-Agathe-des-Monts V	**	**	8.6 c	7.3 c	6.0 c	5.1 d	4.9 d	5.7 d	6.7 b	6.4 c
Saint-Lin--Laurentides V	0.0 a	**	1.4 d	**	4.5 b	3.9 d	3.7 d	**	4.0 b	4.4 c
Sainte-Adèle V	**	**	7.7 b	8.6 c	7.4 b	4.1 b	8.1 c	5.3 c	7.7 b	6.2 b
Sainte-Sophie MÉ	**	**	**	**	3.7 d	2.3 c	**	**	2.7 c	4.5 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Cowansville CA	**	**	6.5 c	6.1 c	4.3 b	8.4 b	5.9 c	8.3 b	5.5 b	8.1 a
Granby CA	**	**	3.3 d	**	3.2 c	2.3 b	**	4.0 d	3.9 c	3.1 c
Marieville V	**	5.7 d	3.7 c	4.1 d	3.1 d	3.8 c	2.0 c	3.5 d	3.6 c	4.0 b
Saint-Hyacinthe CA	**	**	5.0 c	5.4 c	2.6 c	3.4 d	3.2 d	**	3.7 c	3.7 c
Saint-Jean-sur-Richelieu CA	1.9 c	**	3.6 d	4.5 d	4.7 c	3.4 d	3.5 d	3.1 d	4.0 b	3.5 c
Zone 1 - Saint-Jean	2.0 c	**	3.8 d	4.6 d	5.8 c	3.1 d	4.8 d	3.1 d	4.9 c	3.5 d
Zone 2 - Iberville	0.0 a	**	**	0.0 d	2.3 c	2.6 c	**	**	2.1 c	2.6 c
Zone 3 - Saint-Luc	**	**	**	**	**	**	0.0 c	**	0.5 b	**
Salaberry-de-Valleyfield CA	**	**	**	**	5.0 c	3.5 d	2.9 c	**	5.9 c	4.2 d
Sorel-Tracy CA	9.4 b	11.8 c	10.4 a	10.0 c	6.6 b	7.6 b	4.0 b	4.3 c	7.0 a	7.8 a
Zone 1 - Sorel	9.5 c	**	12.3 a	8.9 c	7.3 b	6.8 b	3.5 c	1.3 d	8.0 a	6.9 b
Zone 2 - Peripheral Sectors	9.4 b	13.1 c	8.6 b	11.1 d	5.5 b	8.9 b	4.2 c	5.2 c	6.0 b	8.8 b

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
La Tuque City	0.0 a	**	12.3 c	7.6 c	7.8 b	7.8 c	6.9 c	**	8.8 b	7.1 b
Shawinigan CA	**	**	**	14.8 c	9.6 c	9.8 b	9.5 c	7.9 c	11.0 c	10.4 c
Zone 1-Downtown	**	**	**	**	**	12.8 d	**	**	**	13.9 d
Zone 2-Northeastern Sector	**	**	**	**	**	12.8 d	**	**	12.9 d	12.5 d
Zone 3-Shawinigan-Sud	**	0.0 d	**	**	**	**	**	3.7 d	**	5.1 c
Zone 4-Grand-Mère/Saint-Georges	**	**	**	**	**	5.6 d	**	**	9.1 c	9.1 c

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Ottawa-Gatineau CMA (Qué. part)	++	++	0.6 b	0.5 b	0.9 d	++	++	++	1.0 a	++
Montréal CMA	2.1 a	2.1 b	1.9 a	1.7 a	**	1.7 a	3.0 b	2.1 c	1.8 a	1.7 a
Québec CMA	2.4 c	1.0 a	1.7 c	1.1 a	1.3 a	1.4 a	2.1 c	2.2 a	1.4 a	1.2 a
Saguenay CMA	++	++	++	2.6 c	1.0 d	++	++	++	0.7 b	0.9 c
Sherbrooke CMA	1.1 a	2.0 b	1.3 a	1.8 b	1.3 a	2.1 d	0.8 a	3.2 c	1.1 a	2.1 d
Trois-Rivières CMA	++	7.1 b	1.2 a	3.2 b	1.2 a	2.1 b	1.5 a	1.9 b	1.3 a	1.7 b
Québec CMAs	**2.1 a**	**2.0 a**	**1.8 a**	**1.6 a**	**	**1.6 a**	**2.5 b**	**2.1 b**	**1.7 a**	**1.6 a**
Québec CA 50,000-99,999	++	**2.1 a**	**	**1.6 a**	**1.7 c**	**0.9 a**	**1.3 a**	**1.4 a**	**1.4 a**	**1.3 a**
Québec CA 10,000-49,999	**0.7 a**	**0.7 a**	**1.9 a**	**0.7 a**	**1.8 a**	**0.7 a**	**1.7 a**	**0.9 a**	**1.7 a**	**0.7 a**
Québec 10,000+	**2.0 a**	**2.0 a**	**1.8 a**	**1.6 a**	**	**1.5 a**	**2.4 b**	**2.0 b**	**1.6 a**	**1.5 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Amos CA	-3.3 d	4.9 d	3.5 d	++	4.6 d	++	3.5 c	2.4 c	4.2 b	2.1 c
Rouyn-Noranda CA	2.1 c	++	2.3 b	2.0 c	2.8 a	0.9 d	2.4 b	1.3 a	2.5 a	1.2 a
Val D'Or CA	++	**	1.4 a	3.0 b	3.4 b	1.2 a	3.2 b	1.6 a	2.2 b	1.5 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Drummondville CA	1.3 a	++	++	++	1.2 a	1.2 a	1.4 a	1.0 d	**	1.8 c
Zone 1-Drummondville	1.3 a	++	++	++	1.2 a	1.2 a	1.4 d	1.0 d	**	1.8 c
Zone 2-Peripheral Sectors	**	**	**	**	++	++	1.9 c	++	4.0 d	++
Victoriaville CA	**	++	++	**	1.7 b	1.2 a	1.2 d	1.3 d	1.1 a	1.0 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Montmagny V	1.1 a	1.1 a	1.4 a	1.5 a	0.9 d	3.0 c	1.3 a	2.2 c	1.1 a	2.6 b
St. Georges CA	6.8 c	2.9 b	1.2 a	1.0 d	0.8 a	0.4 b	1.7 c	2.2 c	1.3 a	0.6 a
Sainte-Marie V	**	3.1 d	++	5.3 d	1.1 a	++	1.6 b	++	1.1 a	0.9 a
Thetford Mines CA	-2.2 b	-1.2 a	1.5 a	0.7 a	1.0 a	1.5 a	++	2.3 b	0.6 a	1.2 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Baie-Comeau CA	++	++	++	0.7 b	0.7 a	++	++	++	0.6 a	++
Zone 1 - Mingan Sector	++	++	++	0.7 b	++	++	-1.0 d	1.1 d	++	++
Zone 2 - Marquette Sector	**	-5.0 d	++	++	1.1 d	++	++	++	1.1 a	++
Sept Îles CA	**	-1.9 d	4.7 b	-2.0 d	3.2 b	-1.2 d	2.4 b	++	2.8 b	-1.2 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Gaspé V	3.1 c	0.9 d	0.7 a	1.8 b	1.3 a	1.1 a	0.7 a	1.7 b	0.8 a	1.6 b
Les Îles-de-la-Madeleine MÉ	**	**	1.3 d	1.0 d	3.1 c	2.1 c	0.7 a	0.4 a	2.1 c	1.2 a
Matane CA	0.6 b	++	0.9 a	++	0.5 a	1.1 a	++	0.6 a	0.7 a	0.5 a
Rimouski CA	++	2.1 c	++	2.6 c	++	++	++	++	++	1.5 a
Rivière-du-Loup CA	1.5 a	-2.4 d	0.6 b	1.8 c	1.0 a	0.4 a	1.3 a	++	0.9 a	0.6 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Alma CA	++	2.9	++	0.9	0.7	1.2	1.0	1.2	1.0	1.0
Zone 1 - Alma South	++	++	++	1.2	++	1.6	1.2	2.5	0.8	1.3
Zone 2 - Alma North	**	**	++	++	1.2	0.9	++	++	1.2	0.6
Dolbeau-Mistassini CA	**	**	3.5	1.2	0.8	0.8	0.9	++	1.0	1.0
Zone 1 - Dolbeau	-3.8	**	2.6	++	0.7	++	1.4	++	1.0	1.0
Zone 2 - Mistassini	**	**	5.1	2.6	1.1	2.4	++	++	0.9	1.1
Roberval V	**	**	-1.1	3.0	++	2.2	++	**	-0.6	2.3
Saint-Félicien V	**	**	1.6	++	2.4	1.2	++	2.8	1.1	1.1

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Joliette CA	++	3.3	2.2	++	1.7	++	2.2	++	1.8	++
Joliette	++	3.5	++	1.4	++	++	2.4	++	1.2	1.0
St-Charles-Borromée/N.-D.-des-Pr	**	**	3.8	-2.8	2.8	++	**	**	2.4	++
Lachute CA	1.8	++	1.0	++	1.2	1.7	2.1	1.2	1.4	++
Mont-Laurier V	++	++	2.3	1.0	2.0	0.7	++	2.5	1.7	1.3
Prévost V	**	**	**	**	++	++	++	++	**	-3.2
Rawdon MÉ	**	**	++	++	++	++	++	++	++	++
Saint-Agathe-des-Monts V	**	**	++	++	3.4	++	**	++	2.5	++
Saint-Lin--Laurentides V	**	**	2.3	**	++	0.9	++	**	0.7	1.0
Sainte-Adèle V	++	**	**	1.1	++	1.5	4.0	++	1.7	1.2
Sainte-Sophie MÉ	**	**	**	**	3.4	**	**	**	2.9	1.2

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Cowansville CA	**	**	2.8 c	++	1.5 a	++	++	**	0.9 a	1.2 b
Granby CA	++	**	++	2.6 d	1.2 d	1.2 d	0.9 d	1.8 b	0.6 b	1.5 b
Marieville V	++	**	**	2.9 d	2.1 c	++	**	++	1.6 c	1.0 d
Saint-Hyacinthe CA	++	**	++	**	++	++	**	2.0 d	1.4 d	++
Saint-Jean-sur-Richelieu CA	++	**	2.5 c	1.3 d	2.8 c	++	++	1.6 d	2.4 c	++
Zone 1 - Saint-Jean	++	**	2.3 c	1.3 d	2.6 c	++	++	2.0 d	2.1 c	**
Zone 2 - Iberville	**	**	6.0 d	++	3.2 d	++	**	++	3.1 c	1.1 d
Zone 3 - Saint-Luc	**	**	**	**	**	++	2.9 c	++	3.2 d	++
Salaberry-de-Valleyfield CA	++	++	**	++	3.8 d	++	3.5 d	++	3.9 d	++
Sorel-Tracy CA	2.1 c	++	1.6 c	1.0 a	1.8 b	1.0 a	1.4 a	1.5 a	2.0 a	0.9 a
Zone 1 - Sorel	++	3.9 d	++	++	1.0 a	++	**	++	1.0 a	0.5 b
Zone 2 - Peripheral Sectors	3.0 c	++	2.2 c	0.8 c	2.7 a	1.8 b	2.4 b	1.6 d	3.1 b	1.3 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
La Tuque City	0.7 a	**	1.0 a	3.0 d	1.1 a	3.1 d	4.0 d	**	2.2 b	1.6 c
Shawinigan CA	**	++	++	++	++	1.7 d	++	1.2 d	1.2 d	1.2 a
Zone 1-Downtown	-1.3 a	++	++	++	++	++	++	++	++	++
Zone 2-Northeastern Sector	**	**	++	++	2.9 c	++	++	++	1.9 c	++
Zone 3-Shawinigan-Sud	**	**	++	++	++	++	++	++	++	++
Zone 4-Grand-Mère/Saint-Georges	**	**	++	++	++	3.9 d	1.2 d	**	++	2.9 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6_1 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - CMAs										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Ottawa-Gatineau CMA (Qué. part)	n/a	**	n/a	21.2	n/a	22.0	n/a	**	n/a	21.3
Montréal CMA	n/a	23.0	n/a	18.6	n/a	15.4	n/a	17.2	n/a	17.3
Québec CMA	n/a	27.1	n/a	24.0	n/a	20.4	n/a	18.9	n/a	21.6
Saguenay CMA	n/a	**	n/a	27.0	n/a	16.9	n/a	21.1	n/a	20.6
Sherbrooke CMA	n/a	24.6	n/a	21.3	n/a	20.6	n/a	24.2	n/a	21.7
Trois-Rivières CMA	n/a	21.0	n/a	22.9	n/a	18.5	n/a	17.6	n/a	19.5
Québec CMAs	**n/a**	**23.4**	**n/a**	**19.5**	**n/a**	**16.6**	**n/a**	**18.0**	**n/a**	**18.2**
Québec CA 50,000-99,999	**n/a**	**19.6**	**n/a**	**20.8**	**n/a**	**18.3**	**n/a**	**17.7**	**n/a**	**18.8**
Québec CA 10,000-49,999	**n/a**	**22.7**	**n/a**	**20.5**	**n/a**	**17.4**	**n/a**	**17.0**	**n/a**	**18.3**
Québec 10,000+	**n/a**	**23.3**	**n/a**	**19.6**	**n/a**	**16.8**	**n/a**	**17.9**	**n/a**	**18.3**

1.1.6_2 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Abitibi-Témiscamingue										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Amos CA	n/a	0.0	n/a	0.0	n/a	0.3	n/a	0.0	n/a	0.1
Rouyn-Noranda CA	n/a	28.4	n/a	28.8	n/a	24.4	n/a	24.7	n/a	25.8
Val D'Or CA	n/a	**	n/a	27.1	n/a	18.2	n/a	21.5	n/a	23.0

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6_3 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Centre-du-Québec et Estrie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Drummondville CA	n/a	**	n/a	**	n/a	19.0 d	n/a	16.7 d	n/a	17.9 d
Zone 1-Drummondville	n/a	**	n/a	**	n/a	19.0 d	n/a	16.0 d	n/a	17.7 d
Zone 2-Peripheral Sectors	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Victoriaville CA	n/a	**	n/a	21.6 d	n/a	21.3 d	n/a	22.8 d	n/a	22.1 d

1.1.6_4 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Chaudière-Appalaches										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montmagny V	n/a	**	n/a	19.4 d	n/a	17.9 d	n/a	**	n/a	17.5 d
St. Georges CA	n/a	12.5 d	n/a	23.6 d	n/a	14.3 d	n/a	**	n/a	16.6 d
Sainte-Marie V	n/a	**	n/a	20.1 d	n/a	15.9 d	n/a	16.8 d	n/a	17.5 d
Thetford Mines CA	n/a	29.8 d	n/a	26.7 d	n/a	21.4 d	n/a	19.3 d	n/a	23.0 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6_5 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Côte-Nord										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Baie-Comeau CA	n/a	**	n/a	23.5 d	n/a	17.7 d	n/a	14.7 c	n/a	19.8 d
Zone 1 - Mingan Sector	n/a	**	n/a	29.0 d	n/a	12.8 d	n/a	12.6 c	n/a	20.0 d
Zone 2 - Marquette Sector	n/a	**	n/a	**	n/a	21.9 d	n/a	**	n/a	19.4 d
Sept Îles CA	n/a	**	n/a	**	n/a	19.7 d	n/a	12.6 d	n/a	19.7 d

1.1.6_6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Gaspésie-Bas-Saint-Laurent										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Gaspé V	n/a	**	n/a	**	n/a	**	n/a	**	n/a	19.8 d
Les Îles-de-la-Madeleine MÉ	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Matane CA	n/a	**	n/a	13.8 c	n/a	10.4 c	n/a	5.7 d	n/a	11.2 c
Rimouski CA	n/a	12.7 d	n/a	16.1 d	n/a	21.3 d	n/a	**	n/a	19.4 d
Rivière-du-Loup CA	n/a	**	n/a	23.0 d	n/a	19.6 d	n/a	16.3 d	n/a	19.9 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6_7 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Lac-Saint-Jean										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Alma CA	n/a	**	n/a	26.3 d	n/a	15.7 c	n/a	19.6 d	n/a	18.2 c
Zone 1 - Alma South	n/a	**	n/a	**	n/a	18.1 c	n/a	21.3 d	n/a	21.5 c
Zone 2 - Alma North	n/a	**	n/a	**	n/a	13.0 c	n/a	**	n/a	14.2 c
Dolbeau-Mistassini CA	n/a	**	n/a	17.4 d	n/a	20.9 d	n/a	**	n/a	19.8 c
Zone 1 - Dolbeau	n/a	61.4 a	n/a	**	n/a	22.8 d	n/a	**	n/a	20.7 d
Zone 2 - Mistassini	n/a	**	n/a	**	n/a	16.8 d	n/a	**	n/a	17.8 d
Roberval V	n/a	**	n/a	**	n/a	18.6 c	n/a	**	n/a	18.7 c
Saint-Félicien V	n/a	38.9 a	n/a	27.5 d	n/a	20.6 c	n/a	26.3 d	n/a	23.7 c

1.1.6_8 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Lanaudière et Laurentides										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Joliette CA	n/a	**	n/a	11.2 d	n/a	11.5 c	n/a	**	n/a	10.7 c
Joliette	n/a	**	n/a	12.5 d	n/a	11.8 d	n/a	5.3 d	n/a	10.6 c
St-Charles-Borromée/N.-D.-des-Pr	n/a	**	n/a	**	n/a	11.3 d	n/a	**	n/a	10.9 c
Lachute CA	n/a	**	n/a	**	n/a	14.1 c	n/a	21.4 d	n/a	17.1 c
Mont-Laurier V	n/a	**	n/a	**	n/a	6.0 b	n/a	2.6 c	n/a	5.4 b
Prévost V	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Rawdon MÉ	n/a	**	n/a	**	n/a	9.7 c	n/a	**	n/a	10.3 d
Saint-Agathe-des-Monts V	n/a	0.0 a	n/a	10.7 d	n/a	14.7 c	n/a	**	n/a	12.7 c
Saint-Lin--Laurentides V	n/a	**	n/a	**	n/a	27.9 d	n/a	**	n/a	29.3 d
Sainte-Adèle V	n/a	**	n/a	11.6 d	n/a	16.9 d	n/a	8.8 d	n/a	13.4 c
Sainte-Sophie MÉ	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6_9 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Montérégie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Cowansville CA	n/a	**	n/a	24.3 d	n/a	18.3 d	n/a	22.5 d	n/a	20.9 d
Granby CA	n/a	**	n/a	19.1 d	n/a	15.6 d	n/a	23.7 d	n/a	17.9 a
Marieville V	n/a	**	n/a	21.7 d	n/a	26.8 d	n/a	14.3 d	n/a	23.3 d
Saint-Hyacinthe CA	n/a	**	n/a	24.5 d	n/a	18.4 d	n/a	**	n/a	20.3 a
Saint-Jean-sur-Richelieu CA	n/a	**	n/a	**	n/a	20.7 d	n/a	**	n/a	20.2 d
Zone 1 - Saint-Jean	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 2 - Iberville	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 3 - Saint-Luc	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Salaberry-de-Valleyfield CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	19.7 d
Sorel-Tracy CA	n/a	**	n/a	25.3 a	n/a	16.1 a	n/a	17.4 d	n/a	18.4 a
Zone 1 - Sorel	n/a	**	n/a	21.6 d	n/a	16.7 d	n/a	**	n/a	17.8 a
Zone 2 - Peripheral Sectors	n/a	**	n/a	28.8 d	n/a	15.2 d	n/a	17.6 d	n/a	18.9 a

1.1.6_10 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Mauricie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
La Tuque City	n/a	**	n/a	26.6 d	n/a	15.8 d	n/a	**	n/a	19.3 d
Shawinigan CA	n/a	**	n/a	20.1 d	n/a	13.3 d	n/a	15.0 d	n/a	15.2 a
Zone 1-Downtown	n/a	**	n/a	**	n/a	**	n/a	12.8 d	n/a	17.5 d
Zone 2-Northeastern Sector	n/a	**	n/a	**	n/a	13.5 d	n/a	**	n/a	17.5 d
Zone 3-Shawinigan-Sud	n/a	**	n/a	**	n/a	**	n/a	**	n/a	8.3 c
Zone 4-Grand-Mère/Saint-Georges	n/a	**	n/a	**	n/a	13.2 d	n/a	**	n/a	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Québec - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Montréal CMA	3.0 b	3.1 c	4.0 a	3.9 a
Ottawa-Gatineau CMA (Que. Part)	4.0 c	5.1 b	5.9 b	6.3 b
Québec CMA	4.0 c	4.8 c	4.0 a	4.9 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Québec - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Montréal CMA	1,121 d	586 a Δ	944 a	679 a Δ	1,158 a	791 a Δ	1,366 b	956 a Δ
Ottawa-Gatineau CMA (Que. Part)	**	577 a	1,002 d	653 a Δ	1,008 b	762 a Δ	898 a	859 a Δ
Québec CMA	753 c	555 a Δ	927 b	684 a Δ	1,033 a	808 a Δ	1,211 b	955 a Δ

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Québec - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal CMA	1,038 d	1,121 d	944 b	944 a	1,091 a	1,158 a	1,388 b	1,366 b	1,133 a	1,174 a
Ottawa-Gatineau CMA (Que. Part)	**	**	712 b	1,002 d	1,006 a	1,008 b	1,072 d	898 a	996 a	1,013 b
Québec CMA	805 c	753 c	924 a	927 b	1,063 a	1,033 a	1,181 a	1,211 b	1,045 a	1,030 a

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Québec - October 2016

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal CMA	164,523	180,914	24,319 a	28,453 a	14.8 a	15.7 a	3.0 b	3.1 c
Ottawa-Gatineau CMA (Que. Part)	10,387	10,832	2,882 a	3,350 c	27.7 a	30.9 a	4.0 c	5.1 b
Québec CMA	31,153	33,473	3,512 a	3,830 a	11.3 a	11.4 a	4.0 c	4.8 c

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Québec - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Montréal CMA										
Single Detached	**	**	**	**	**	794 c	989 b	1,036 c	912 b	960 c
Semi detached, Row and Duplex	**	**	652 b	646	748 a	786 b	866 a	901 b	792 a	828 b
Other-Primarily Accessory Suites	**	**	645 c	605 d	718 b	749 b	**	**	681 b	665 b
Total	**	**	648 b	620 c	739 a	778 b	896 a	933 b	786 a	811 a
Québec CMA										
Single Detached	**	**	**	**	**	713 c	966 c	958 c	897 b	882 c
Semi detached, Row and Duplex	**	**	537 d	**	715 b	728 c	849 b	844 b	754 b	780 b
Other-Primarily Accessory Suites	**	**	582 b	594 b	699 b	712 c	**	**	627 b	649 b
Total	**	**	**	634 c	716 a	719 b	895 b	891 b	748 a	763 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Québec - October 2016

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-15	Oct-16
Montréal CMA		
Single Detached	17,772 d	**
Semi detached, Row and Duplex	75,706 a	77,786 b
Other-Primarily Accessory Suites	25,483 d	**
Total	118,961	121,541
Québec CMA		
Single Detached	4,841 d	**
Semi detached, Row and Duplex	10,489 b	11,679 c
Other-Primarily Accessory Suites	7,072 d	**
Total	22,402	22,776

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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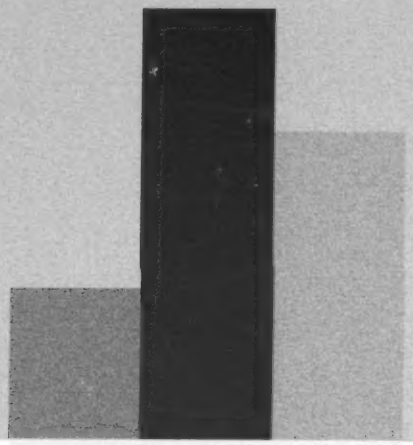

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